

**BOARD OF ZONING ADJUSTMENT APPLICATION**City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • <a href="www.columbus.gov">www.columbus.gov</a>

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Date Received:	7 MAR 2012		
Commission/Group:	CLINTONV(UE		
Existing Zoning:	Application Accepted by:	Fee	SPA 315-
Comments:		7	
YPE(S) OF ACTION RI Check all that apply)	EQUESTED		
Variance S	pecial Permit		
A variance for the allow	I is and list applicable code sections. Stable hieght of 15 feet for a garage		ing.
OCATION  Certified Address Number	r and Street Name 470 Fallis Road		
City Columbus		State Ohio	Zip 43214
Parcel Number (only one	required) 010-071535-00		
	ERENT FROM OWNER)		
lame N/A	ERENT FROM OWNER)		
ddress	ERENT FROM OWNER)  Fax #	City/State	Zip
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ddress none #  ROPERTY OWNER ame David & Claire ddress 470 Fallis Ro	Fax #	City/StateEmail	Zip us, Ohio 43214
name N/A ddress none #  ROPERTY OWNER ame David & Claire ddress one #  614-562-907	Fax #	City/State  Email  City/State  Columb dcarlin@columb	Zip us, Ohio 43214
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hone # PROPERTY OWNED Name David & Claire Address hone # Check here The N/A Address hone #	Fax #	City/State  Email  City/State Columb doarlin@columb a a separate page.  Attorney  City/State Email:	us, Ohio Zip 43214 us.rr.com
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ddress none #  ROPERTY OWNER lame David & Claire ddress none #  614-562-907  Check here there ame N/A ddress none #	Fax #	City/State  Email  City/State  Columb  Email dcarlin@columbe  a separate page.  Attorney	us, Ohio Zip 43214 us.rr.com

# **CITY OF COLUMBUS**

## 12310-00000-00124 470 FALLIS ROAD

#### DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Mar 23 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 470 FALLIS RD COLUMBUS OH 43214

Mailing Address: 470 FALLIS RD

COLUMBUS OH 43214

Owner: CARLIN DAVID J & CLAIRE E

Parcel Number: 010071535

**ZONING INFORMATION** 

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A Council Variance: N/A
Board of Zoning Adjustment (BZA): N/A Graphic Commission: N/A

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# BOARD OF ZONING ADJUSTMENT APPLICATION

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#### **AFFIDAVIT**

STATE OF OHIO COUNTY OF FRANKLIN

## 12310-00000-00124 470 FALLIS ROAD

COUNTTOFFRANKLIN		
name(s) and mailing address(es) of all the owners of record (2) per ADDRESS CARD FOR PROPERTY	duly authorized attorney for same and the following is a list of the	
(THIS	S LINE TO BE FILLED OUT BY CITY STAFF)	
SUBJECT PROPERTY OWNERS NAME	(4) David & Claire Carlin	
AND MAILING ADDRESS	470 Fallis Road	
AND MAILING ADDRESS	Columbus, Ohio 43214	
APPLICANT'S NAME AND PHONE #	David Carlin	
(same as listed on front of application)	614- 562-9076	
AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS	(5) Clintonville Area Commission - Nick Cipiti 4040 N. High St. Number 37 Columbus, Ohio 43214	
Auditor's Current Tax List or the County Treasurer' feet of the exterior boundaries of the property for which the	te mailing addresses, including zip codes, as shown on the County s Mailing List, of all the owners of record of property within 125 he application was filed, and all of the owners of any property within at the applicant or the property owner owns the property contiguous to F PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS	
(7) Check here if listing additional property owners on a SIGNATURE OF AFFIANT	Dad Carh-	
Subscribed to me in my presence and before me this 28 is SIGNATURE OF NOTION PURELIC (8)  Notion Not	day of falman, in the year 20/2    Tare	

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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#### STATEMENT OF HARDSHIP

### 12310-00000-00124 470 FALLIS ROAD

3307.09 Variances by Board.

APPLICATION #

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
  - That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  - 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  - 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  - 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the

Zoning Code satisfies the four criteria for a variance in the following ways:

The applicant has a desire to demolish the deteriating, detached garage and construct a new garage that compliments the existing house and neighborhood. In order to achieve this, the design includes a roof pitch that causes the overall building height to reach 19 feet, exceeding the allowable height of 15 feet per code section 3332.38(G).

Signature of Applicant

Date 2/27/12

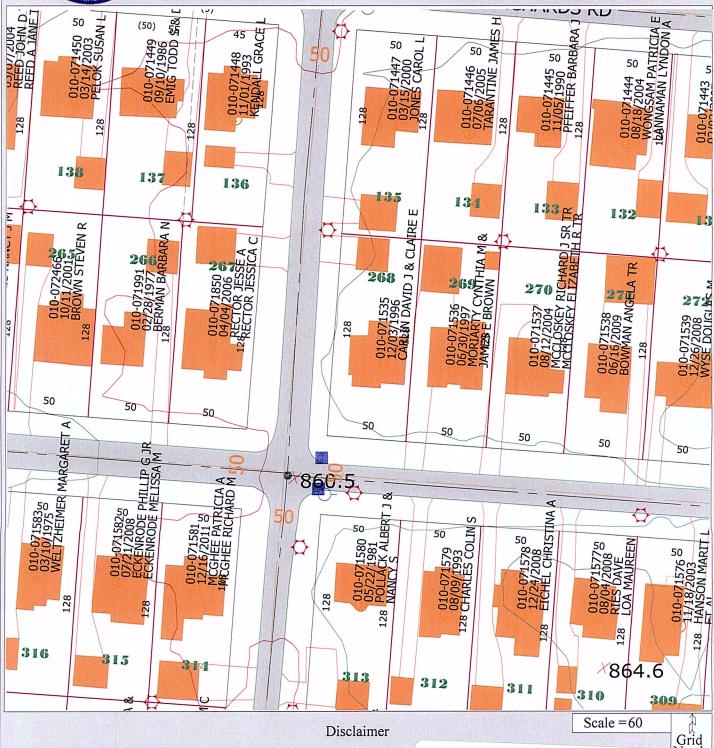


# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE:

2/27/12

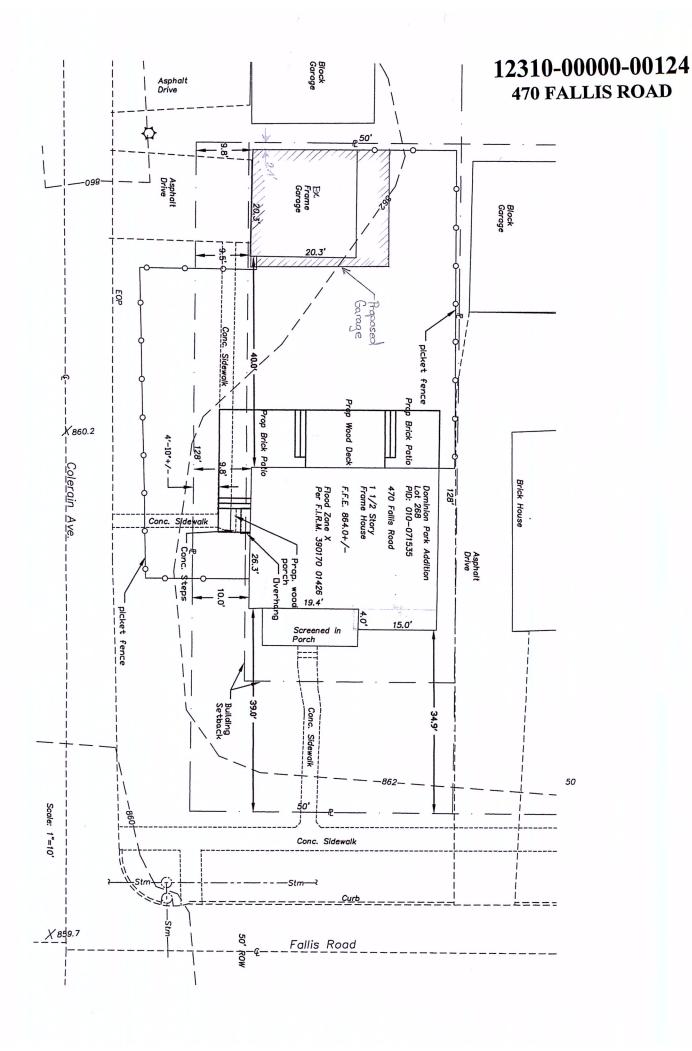


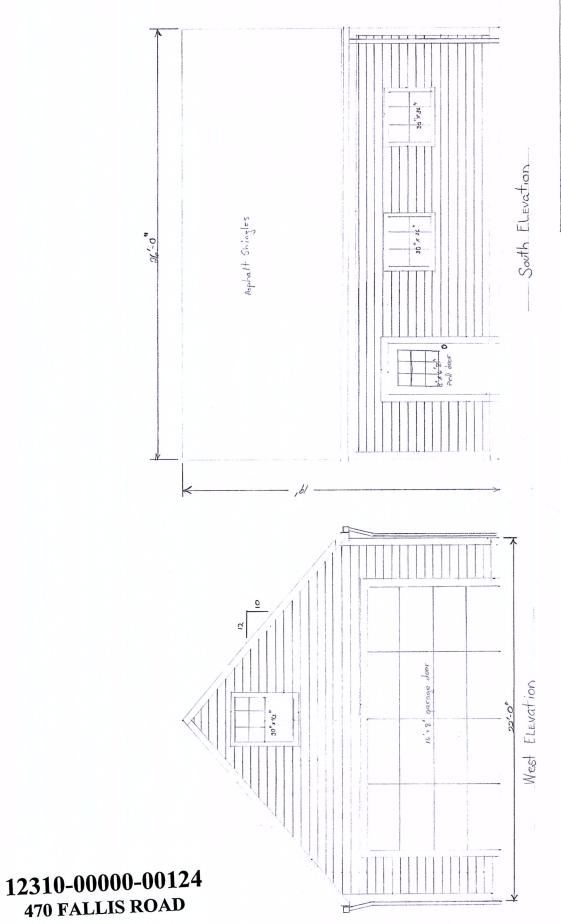
This map is prepared for the real property inventory within this co survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the inf county and the mapping companies assume no legal responsibiliti Please notify the Franklin County GIS Division of any discrepance

12310-00000-00124 470 FALLIS ROAD

rear Laure, \_\_\_\_ artment

North





Sarage Reconstruction
470 Fallis Road

Sale:

[Elevations]
38" = 1' | | 2-19-2012



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#### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

12310-00000-00124 470 FALLIS ROAD

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Of (COMPLETE ADDRESS)

A70 Fallis Road, Columbus, Ohio 43214

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
David Carlin	470 Fallis Road Columbus, Ohio 43214
Claire Carlin	470 Fallis Road Columbus, Ohio 43214
SIGNATURE OF AFFI	ANT / Dal Cank
Subscribed to me in my	presence and before me this goth day of Teleruary, in the year 2012
SIGNATURE OF NOTA	Ta.
My Commission Express	RIAL SAIL 11-29-3
*	Tammy K. Boring Noiary Public, State of Ohio
Notary Seal Hereon	My Commission Expires 11-29-13